



PRESTIGIOUS BUSINESS PARK | INDUSTRIAL UNITS FOR LEASE



WESTERN BUSINESS PARK



AVISON
YOUNG

Prestigious Business Park



Welcome to the **Western Business Park** - widely recognized as one of the GTA West's premier business hubs. This well-established park is in a strategic and desirable location. Conveniently accessible from all points of the GTA, these buildings have quick access to 400 series highways and major transit hubs. Surround yourself with globally recognized brands and prominent retail amenities located nearby on Dundas Street W. Access the strong, educated labour base in Mississauga and surrounding Peel / Halton regions. Offers excellent connectivity with multiple public transit options are readily accessible and the Highway 403 / QEW / 407 interchanges are only minutes away. Find your space within a thriving industrial community.



Professionally owned and managed by a reputable institutional Landlord



Units starting at 2,500 sf Model Suites Available



Wide range of office percentages available



Immediate access to Highways 403, 407 and QEW



Easy access to an abundant and desirable labour pool



22' to 24' ceiling heights
Truck level & drive-in shipping available

Availabilities

Industrial units for lease

Laird Business Park

BUILDING	UNIT	SIZE (SF)	OCCUPANCY	COMMENTS	ASKING NET RATE	T.M.I
3490 Laird Rd	1-2	3,832	Immediate	LEASED Model Suite 41% office, 2 T/L, 18'9"	\$20.50 psf	\$5.38 psf
3490 Laird Rd	11	2,173	Immediate	LEASED 7% office, 1 T/L, 18'11.5"	\$21.95 psf	\$5.38 psf
3505 Laird Rd	6-8	20,391	Immediate	18% office, 1 D/I, 2 TL, 22'8"	\$20.50 psf	\$5.38 psf
3505 Laird Rd	10	3,166	Immediate	Model Suite 40% office, 2 D/I, 22'8"	\$21.50 psf	\$5.38 psf
3505 Laird Rd	19	6,770	Immediate	24% office, 2 T/L, 22'9"	\$20.95 psf	\$5.38 psf
3530 Laird Rd	1+1A	23,804	Jan 1, 2026	10% office, 3 TL, 3 D1, 24'8"	\$20.50 psf	\$5.38 psf
3550 Laird Rd	4	24,051	Immediate	LEASED Model Suite 13% office, 3 T/L, 22'6"	\$20.50 psf	\$5.38 psf
3585 Laird Rd	14	2,849	Immediate	LEASED 72% office, 1 T/L, 22'9"	\$20.00 psf	\$5.38 psf
3600A Laird Rd	6	3,486	60 Days	34% office, 1 T/L, 22'9"	\$21.50 psf	\$5.38 psf
3600A Laird Rd	15	3,484	Immediate	Model Suite 31% office, 1 T/L, 22'8"	\$21.50 psf	\$5.38 psf
3615 Laird Rd	13	3,375	Immediate	LEASED 55% office, 1 T/L, 22'8"	\$20.00 psf	\$5.38 psf
3615 Laird Rd	17	3,333	Immediate	LEASED Model Suite 29% office, 1 T/L, 22'8"	\$22.70 psf	\$5.38 psf
3620A Laird Rd	7	3,943	Immediate	LEASED Model Suite 35% office, 1 T/L, 22'8"	\$21.95 psf	\$5.38 psf

Ridgeway Business Park

BUILDING	UNIT	SIZE (SF)	OCCUPANCY	COMMENTS	ASKING NET RATE	T.M.I
3250 Ridgeway Dr	10-12	11,552	Immediate	37% office, 3 T/L, 22'4"	\$21.50 psf	\$6.45 psf
3300 Ridgeway Dr	3	3,318	Immediate	66% office, 1 D/I, 22'10"	\$20.50 psf	\$6.45 psf
3300 Ridgeway Dr	9	3,926	Immediate	34% office, 1 T/L, 22'5"	\$21.25 psf	\$6.45 psf
3330 Ridgeway Dr	6	3,790	Immediate	Model Suite 19% office, 1 T/L, 22'6"	\$21.50 psf	\$6.45 psf
3330 Ridgeway Dr	13-14	7,572	Immediate	LEASED 16% office, 2 T/L, 22'5"	\$20.95 psf	\$6.45 psf
3350 Ridgeway Dr	5	4,813	Immediate	25% office, 2 T/L, 22'4"	\$21.25 psf	\$6.45 psf

Availabilities

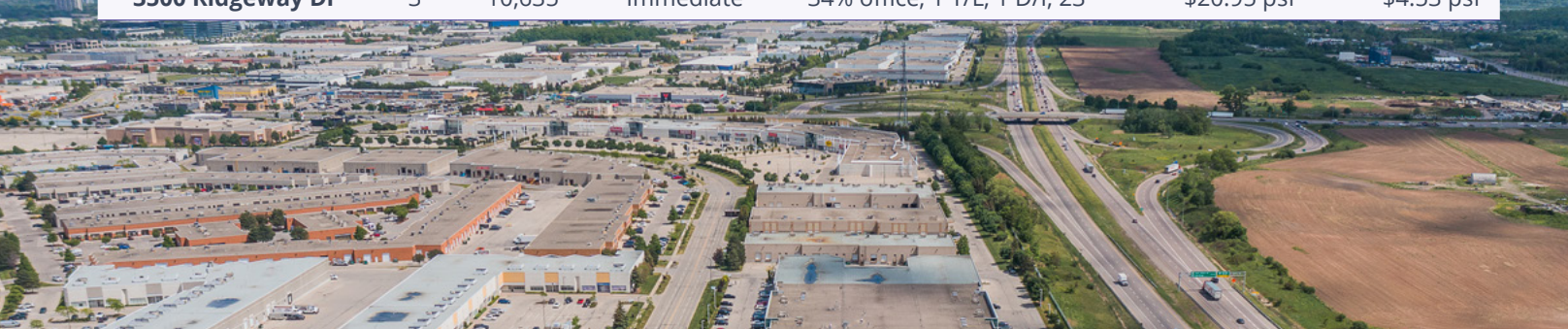
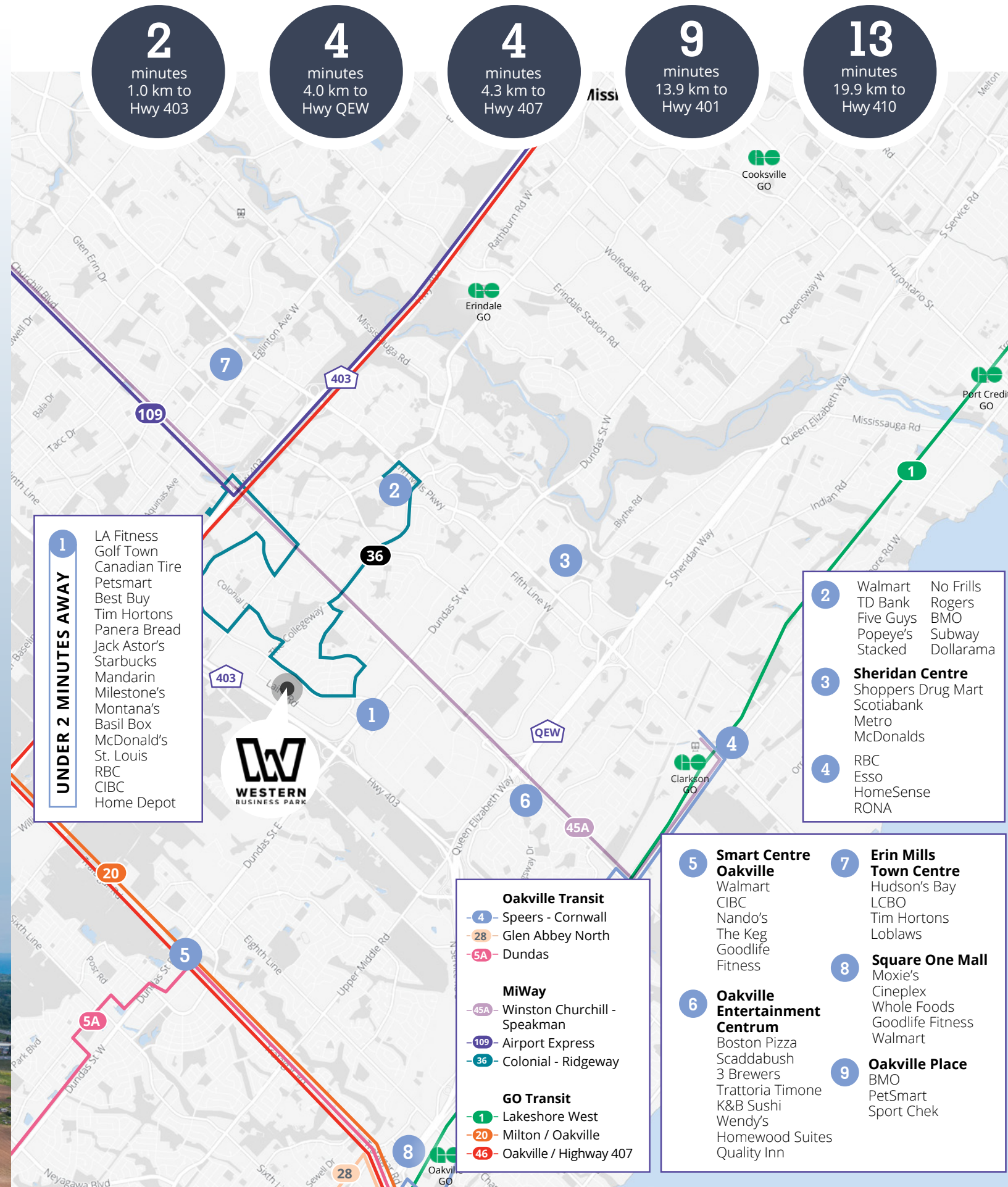
Sladeview Business Park

BUILDING	UNIT	SIZE (SF)	OCCUPANCY	COMMENTS	ASKING NET RATE	T.M.I
4090 Ridgeway Dr	2	3,590	Immediate	23% office, 1 TL, 22'6"	\$20.50 psf	\$6.81 psf
4090 Ridgeway Dr	6-7	7,694	Immediate	Model Suite 25% office, 2 T/L, 22'2"	\$20.75 psf	\$6.81 psf
4090 Ridgeway Dr	8	11,178	Immediate	22% office, 2 T/L, 22'2"	\$19.95 psf	\$6.81 psf
4090 Ridgeway Dr	13	4,600	60 Days Notice	20% office, 2 T/L, 22'5"	\$20.95 psf	\$6.81 psf
4090 Ridgeway Dr	16-17	8,730	Immediate	Model Suite 20% office, 2 T/L, 22'6"	\$20.50 psf	\$6.81 psf
4090 Ridgeway Dr	22-23	3,577	Immediate	LEASED Model Suite 25% office, 1 T/L, 22'4"	\$20.95 psf	\$6.81 psf
4025 Sladeview Cres	4	3,304	Immediate	53% office, 1 D/I, 18'8"	\$19.95 psf	\$6.81 psf
4025 Sladeview Cres	5-6	7,048	Immediate	50% office, 1 T/L, 2 D/I, 18'8"	\$19.95 psf	\$6.81 psf
4055 Sladeview Cres	4	13,085	Immediate	LEASED office, 2 T/L, 1 D/I, 22'	\$20.50 psf	\$6.81 psf
4060A Sladeview Cres	1-2	22,484	60 Days Notice	44% office, 4 T/L & 2 D/I, 24'	\$19.95 psf	\$6.81 psf
4060A Sladeview Cres	1	11,108	Immediate	18% office, 2 T/L & 1 D/I, 24'	\$19.95 psf	\$6.81 psf
4060A Sladeview Cres	2	11,376	60 Days Notice	70% office, 2 T/L & 1 D/I, 24'	\$19.95 psf	\$6.81 psf
4060B Sladeview Cres	1	15,571	Immediate	LEASED Model Suite office over 2 storeys 2 T/L & 1 D/I, 23'	\$20.25 psf	\$6.81 psf
4060B Sladeview Cres	2	11,642	Immediate	27% office, 2 T/L & 1 D/I, 24'	\$19.95 psf	\$6.81 psf
4100A Sladeview Cres	1-2	11,363	Immediate	21% office, 4 T/L, 23'7"	\$19.95 psf	\$6.81 psf
4100B Sladeview Cres	1-2	11,090	Immediate	38% office, 4 T/L, 23'8"	\$19.95 psf	\$6.81 psf

Erin Mills Business Park

BUILDING	UNIT	SIZE (SF)	OCCUPANCY	COMMENTS	ASKING NET RATE	T.M.I
3755 Laird Rd	1	15,289	Immediate	22% office, 3 T/L, 22'5"	\$21.50 psf	\$4.53 psf
3755 Laird Rd	5-6	11,863	Immediate	30% office, 3 T/L, 1 D/I, 22'5"	\$21.50 psf	\$4.53 psf
3800B Laird Rd	5	10,878	Immediate	22% office, 2 T/L, 25'	\$21.95 psf	\$4.53 psf
3500 Ridgeway Dr	3	10,635	Immediate	34% office, 1 T/L, 1 D/I, 23'	\$20.95 psf	\$4.53 psf

Convenient Location | Amenities & Transit Options



Move-In Ready Model Suites Available | Sample Interior Finishes



Sample industrial space



Sample industrial space



Sample office space



Sample industrial space



Sample industrial space

About the Team

GWL Realty Advisors is a real estate company focused on growth, committed to sustainability, and dedicated to delivering strong, long-term returns for its clients.

Backed by The Canada Life Assurance Company, a leading financial services company, we act with integrity in every transaction and every relationship.

Our extensive suite of real estate services includes portfolio management, acquisitions and dispositions, development, asset and property management, and leasing, across the full range of office, industrial, retail and multi-residential asset classes.

Avison Young creates economic, social and environmental value as a global real estate advisor, powered by people. We believe in creating positive impact wherever we go.

Our agile team has global insight, local market expertise and access to some of the smartest technology in the commercial real estate industry – all at the ready to work on creating your competitive advantage. As a private company, you will collaborate with an empowered partner who is invested in your success as much as you are. Harness the collective intelligence of a company powered by its people.



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WESTERN BUSINESS PARK



Sladeview Business Park



Laird Business Park



Ridgeway Business Park

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Platinum member